



Honey Meadow Cottage, 16 Hartwell Road, Ashton, Northamptonshire,
NN7 2JR

HOWKINS &
HARRISON

Honey Meadow Cottage, 16
Hartwell Road, Ashton,
Northamptonshire, NN7 2JR

Guide Price: £825,000

Set in the sought-after village of Ashton, this detached, stone-built property is beautifully presented throughout. The accommodation extends to approximately 2,020 sq ft, and boasts a kitchen/dining/family room, sitting room, family room, utility room and cloakroom, four bedrooms and three bathrooms. There is gated driveway parking, a garage and generous, south/westerly facing rear garden.

Features

- Sought-after village location
- Detached stone-built property
- Four double bedrooms
- Three bathrooms
- Stunning kitchen/dining/living room
- Sitting room and family room
- Utility room and cloakroom
- Garage and ample driveway parking
- South/west facing rear garden
- Energy rating C



Location

The popular village of Ashton is situated approximately eight miles south of Northampton close to Salcey Forest, which is open to the public, and twelve miles north of Milton Keynes.

Amenities in the village include a primary school, a public house, The Crown, with further amenities in the adjoining village of Roade including a primary school, general store/shop and secondary school.

Train stations at nearby Milton Keynes and Northampton offer services to London Euston with journey times of approximately 30 minutes and 50 minutes respectively. Junction 15 of the M1 is 3 miles away.

Sporting activities in the area include golf at Whittlebury Hall, Silverstone and Woburn, sailing at Caldecote Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit.



Ground Floor

Entrance hall, with cloakroom and stairs rising to the first floor, sitting room with feature fireplace currently fitted with a gas fire, family room, stunning kitchen/dining/living room, with a lantern roof over the living area, and two sets of patio doors leading to the rear garden. The kitchen benefits from a range of fitted units and integrated appliances, as well as a separate utility room, with a door leading to the side aspect. There is underfloor heating throughout the ground floor.

First Floor

On the first floor, the master bedroom boasts an en-suite, dressing room and Juliet balcony. There are three further double bedrooms, bedroom two with an en-suite shower room, and a four-piece family bathroom.





Outside

The property is approached by a gated driveway providing ample off-road parking and access to the garage, with a footpath leading to the front door. There is a courtesy gate leading to the rear garden. To the rear of the property, the south/westerly garden has been cleared and is currently ready for the new occupiers to landscape to their own style. There is currently a patio area, and a courtesy door into the garage.

Agents Note

Please note: The photographs containing furniture have been virtually staged.

Extending to approximately 2,020 sq ft, this detached, 4 bed/3 bath stone-built property is beautifully presented throughout.





Viewing Arrangements

Strictly by prior appointment via the selling agents,
Howkins & Harrison. Contact Tel:01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

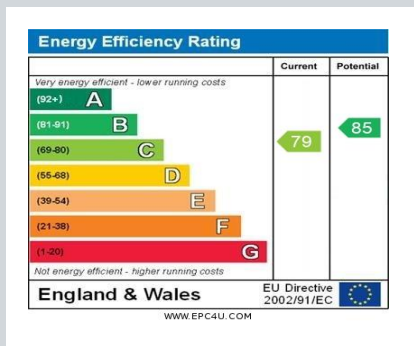
Services

The following services are connected to this property:
gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - F



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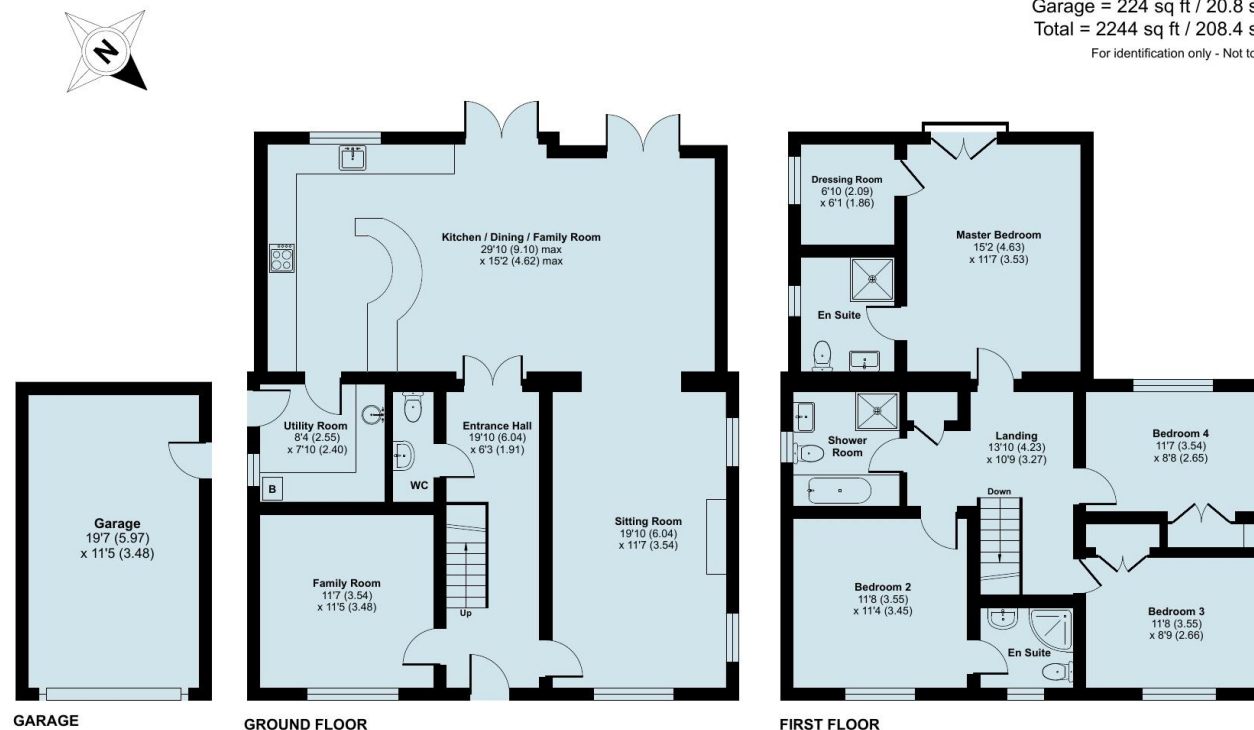
Hartwell Road, Ashton, Northampton, NN7

Approximate Area = 2020 sq ft / 187.6 sq m

Garage = 224 sq ft / 20.8 sq m

Total = 2244 sq ft / 208.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1241066

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.